



TOWN OF
STONEHAM
MASSACHUSETTS
Town Hall
35 Central Street
Stoneham, Massachusetts 02180
BOARD OF APPEAL
781-279-2695

STONEHAM BOARD OF APPEALS AGENDA

And NOTICE OF MEETING

(in accordance with provision of Chapter 626, Acts of 1958)

Thursday, April 7, 2016

Hearing Room

6:30 P.M.

PUBLIC HEARINGS

- **489 Main Street**

Represented by Charles Houghton

An application has been filed by Michael J. O'Sullivan of 7 West Street, Wakefield, MA as Trustee of the Buckingham Realty Trust to convert the existing building at 489 Main Street, Stoneham, MA to a six-unit residential building. Petitioner is requesting variances pursuant to Section 4.17.2.1 Residential/Business Overlay District - The maximum Number of units allowed in this overlay district is five. The proposed is six units. Section 5.2.1 (4) Business - The required setback from any street shall be 15 feet. The proposed addition is five feet from Benton Street. Additionally, Section 6.3.4.2 (3) Off Street Parking Requirements - The required aisle width for two way traffic is 24 feet. The proposed aisle width is nineteen (19 feet.) Section 6.3.4.2 (2) Off Street Parking Requirements - The parking spaces are required to meet the setback required in the district. The side setback in Business District is 10 feet. The proposed parking is setback approximately .8 foot from one side property line and 1.5 feet from the other side Property line. Section 6.5.2.4 Landscape and Screening - There is a 4 foot required landscape strip where setbacks are required. There is not a 4 foot landscape strip at all of the required setback areas. Section 6.3.5.2 Lighting and Screening - The proposed does not provide proper screening for vehicle headlight glare. Parking Space Number 11 is in violation of Section 6.3.4.2(4) as it will require passing over another parking space and parking spaces 12 and 13 will require backing up into Benton Street in violation of Section 6.3.4.2(5) which requires that no vehicle shall be required to enter or leave by backing. Lastly the layout of the parking area does not allow sufficient space for the storage of plowed snow in violation of Section 6.3.4.2.(10).

7:30 P.M.

PUBLIC HEARINGS

- **The Commons at Weiss Farm**
170 Franklin Street

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Represented by Steven Cicatelli

Continuation

Pursuant to G.L. c.40B, §§20-23 and Chapter 18, Article VI of the Stoneham Town Code, Weiss Farm Apartments, LLC is seeking a comprehensive permit for 264 dwelling units on a 25.6 acre parcel commonly referred to as “Weiss Farm” located at 170 Franklin Street, Stoneham, Massachusetts.

Topics that may be discussed are traffic, proforma, site engineering and stormwater.